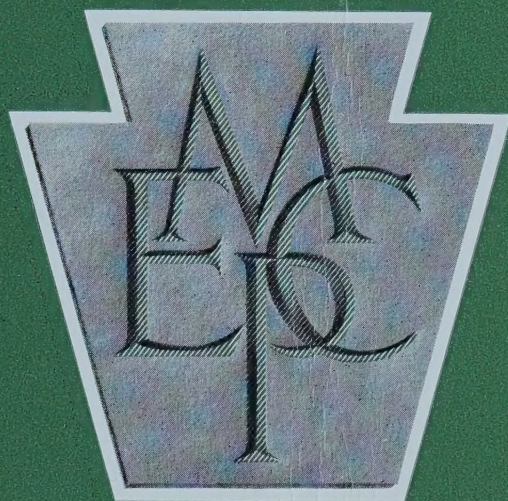


AR52

Metropolitan Estate  
and Property Corporation Limited



Annual Report and Accounts  
1966

THE CITY EDITOR  
WITH THE COMPLIMENTS OF  
WALTER J. LLOYD LTD.  
47 GRESHAM ST. LONDON



1966

**Chairman's Statement**

**Directors' Report and Accounts**

**for the year ended**

**30th September, 1966**

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# METROPOLITAN ESTATE AND PROPERTY CORPORATION LIMITED

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## Board of Directors

C. E. M. HARDIE, C.B.E., F.C.A., *Chairman*

J. SCRIMGEOUR, C.M.G., O.B.E. }

A. KENNEDY KISCH, M.A. }

*Deputy Chairmen*

R. H. SHEPPARD, F.A.I., *Managing Director*

SIR NUTCOMBE HUME, K.B.E., M.C.

R. J. DICKINSON, M.A.

W. E. PHILP, F.R.I.C.S., F.A.I.

J. C. HAWKES, F.R.I.C.S.

M. R. CREASEY, F.A.I.

BERNARD DUFTON, F.C.A.

## Secretary and Registered Office

A. L. CROWE, F.C.A.

Brook House, 113 Park Lane, London, W.1.

## Auditors

THOMSON MCLINTOCK & CO.

Chartered Accountants, 33 King William Street, London, E.C.4.

## Registrars and Transfer Office

MARTINS BANK LIMITED

Clements House, Gresham Street, London, E.C.2.

## Bankers

LLOYDS BANK LIMITED

MARTINS BANK LIMITED

NATIONAL PROVINCIAL BANK LIMITED

PERCY HOUSE

NEWCASTLE-UPON-TYNE:

*Regional Headquarters for*

← *Barclays Bank and I.B.M.*

*(Financed in association with*

*The Equitable Life Assurance Society)*

## Notice of Meeting

Notice is hereby given that the ANNUAL GENERAL MEETING of the Company will be held at Brook House, 113 Park Lane, London, W.1, on Thursday, 22nd December, 1966, at 12 noon for the following purposes:

- 1 To receive and adopt the Balance Sheet and Statement of Accounts as at 30th September, 1966, and the Report of the Directors thereon.
- 2 To declare a Final Dividend on the Ordinary Share Capital.
- 3 To re-elect Directors.
- 4 To authorise the Directors to fix the remuneration of the Auditors.

*A Member of the Company who is entitled to attend and vote may appoint a proxy or proxies to attend and, on a poll, to vote in his stead. A proxy need not be a Member of the Company.*

*By Order of the Board,*

A. L. CROWE

*Secretary.*

London W.1  
29th November, 1966

*{ These Accounts are sent to Preference and Debenture Stockholders  
for information only. They are not entitled as a right to attend or  
vote, either in person or by proxy, at the above-mentioned meeting. }*

To be presented to the Annual General Meeting of the Company at Brook House, 113 Park Lane, London, W.1, on 22nd December, 1966.

The Directors retiring by rotation in accordance with the provisions of the Company's Articles of Association are Mr. J. Scrimgeour, C.M.G., O.B.E., and Mr. W. E. Philp and they offer themselves for re-election.

The Auditors, Messrs. Thomson McLintock & Co. have intimated their willingness to continue in office and a Resolution will be proposed at the forthcoming Annual General Meeting concerning their remuneration.

*Secretary.*



## *Statement of the Chairman* MR. C. E. M. HARDIE

I AM glad to report that the growth in income in 1965/66 has more than covered the higher taxation which has become payable in the financial year as a result of the introduction of Corporation Tax. This growth has been achieved only by a positive investment policy involving increased activity which, in the event, has proved successful in dealing with the situation. It will be seen that gross rents have increased from approximately £5.3m. to £6.0m., and that, after meeting the interest payable upon the additional investment, profits before taxation have risen from £2.9m. to £3.3m.

The taxation position is complicated by the fact that, for the first half of the year, Income Tax and Profits Tax were payable and, for the second half, Corporation Tax and the payment to the Inland Revenue of tax deducted from dividends was applicable. As a result, taxation is at a higher overall rate for the year as a whole, but the increased net revenue is sufficient to enable the payment of the same total dividend ( $11\frac{1}{2}$  per cent, less income tax) as last year, whilst at the same time allowing an increase in the Revenue Reserves of the Group.

The company will be fully liable for Corporation Tax in the year 1966/67 and also fully accountable for tax deducted from dividends, and this will entail a still higher overall impact of taxation, as compared with 1965/66. I am glad to say that, from forecasts which have been made, the necessary growth in income is likely to materialise.

It will be seen that the Balance Sheet value of the properties has increased during the year from £57m. to £64.5m. Of this additional investment, over £5m. represents purchases in the United Kingdom, over £1.5m. in Canada, and £0.6m. in Ireland. Funds for additional investment have been provided by further drawings of £3.0m. of the  $6\frac{3}{8}$  per cent First Mortgage Debenture Stock from the Prudential Assurance Company Limited, by capital raised in Canada of approximately £1.5m., and the balance from the Group's own resources at the beginning of the year and its cash flow. At the 30th September, 1966, there remained still available for drawing under the Prudential Debenture a sum of £8m.

In Canada, investment has steadily increased, and there are a considerable number of projects for 1966/67. Opportunity was taken, before the credit stringency and level of interest rates in that country became too severe, to raise additional funds from local sources, and our Canadian company accordingly has funds in hand at the present time which are sufficient for its current programme. We still retain our equity holding of nearly 70% in this well-managed company.

In Ireland, there has been a steady investment in commercial properties, and the final development of the shopping centre at Stillorgan (near Dublin) has advanced towards completion and is being formally opened on the 1st December. This is a new development of its type for Ireland, and there is every indication of its being a success. Arrangements have been made with an institution to provide £2m. long-term finance at a satisfactory rate of interest.

The Land Commission Bill will shortly become law and we warmly welcome the eminent surveyor appointed as Chairman. We are naturally concerned with the likely effects of Betterment Levy which appear to be more far-reaching than was at first supposed, although we ourselves are not deeply involved in the development field. There are disturbing factors, however, which could add to the burden of taxation and administration which falls upon a company such as ours. For example, it would appear that all new leases for a term of seven years or more will be notifiable to the Commission.

If it is to be successful the Commission must undoubtedly make a constructive impact in its early years of existence. Several factors could work against this. Firstly, it seems a pity that the Commission administers the Betterment Levy thereby creating one more taxation authority, when it would appear that the taxation aspects could be satisfactorily dealt with by suitable regulations and scales within the Inland Revenue machinery for Capital Gains Tax. Secondly, the transitional provisions appear to be invoking a genuine sense of grievance and, in particular, in certain circumstances the base value of a property



for purposes of the Levy will be at current use value and not at the actual freely negotiated cost price to the intending developer. The programme of dates for starting existing development projects seems also to be much too tight and dependent upon an unlikely acceleration of licensing and planning permission procedures by government and local authorities.

The likely outcome of the Commission's activities will be to increase the price of land and slow down the rate of development.

I have referred above to the positive investment policy which has, so far, made it possible to cover increased taxation inflicted in the last two years. The Dividend has, in any case, now been 'frozen' under the present Government's Incomes Policy, but naturally shareholders will look forward to the time when it can be increased. Our plan for this is to continue to make, progressively, a further investment each year using, in the main, the resources still available at what is currently a moderate rate of interest from the Prudential Assurance Company Limited. We are endeavouring, at the present time, to obtain higher yields on our investments in property in line with the higher interest rates prevailing generally but, not surprisingly, owing to the lack of confidence in other spheres of investment there is still a large general demand for sound properties, and prices have not materially eased. We have also to pursue our policy of retaining a balanced portfolio of office, shop and industrial premises, with minor stress only upon residential properties.

I attempted, last year, to analyse the various courses available to the company in common with other property companies having regard to the effect of current Government fiscal policies, and for various reasons certain alternatives which might have been applicable elsewhere were ruled out. I indicated, however, that every effort would

be made towards a suitable merger or acquisition to enable us to vary our basic capital structure in the process. During the year discussions have been held with a number of property companies of varying sizes with this object in mind. Our main consideration, of course, has been to find concerns which are not only essentially sound in their property investment and finances, but are prepared to come to terms which are realistic in present circumstances. In no case were these three conditions entirely fulfilled and, indeed, in most cases the main result of a transaction would have been to make available our own advantageous resources to meet their financial needs. In short, it is not possible to report any success on this score although we shall still watch for opportunities.

Your company could, at one time, have been considered to have an imbalance in its gearing, with low Debenture capital in relation to Share capital, but present circumstances have now, in fact, brought it to the point when its capital base is standing it in extremely good stead. We still have outstanding borrowing powers and arranged borrowings of a very substantial nature at a moderate rate of interest. In these circumstances I still consider it our primary task to continue our present policy of forceful investment to improve income with a view to bringing about an increase in dividends at the earliest permissible date.

Head Office expenses have in fact decreased during the last financial year despite the heavy burden being placed upon our staff who, led by Mr. R. H. Sheppard, the Managing Director, have, as is always the case, responded to energetic measures. I am particularly glad to recommend to the shareholders confirmation of the appointment to the Board of two senior executives, Mr. M. R. Creasey (previously General Manager), and Mr. B. Dufton (previously Secretary, in whose place Mr. A. L. Crowe has been appointed).





# METROPOLITAN ESTATE AND INVESTMENT COMPANY

## Balance Sheet of the Company and Consolidated Balance Sheet

	M.E.P.C. LTD.		GROUP	
	1966	1965	1966	1965
	£	£	£	£
<b>Authorised Share Capital</b>				
Ordinary Capital (in shares of 5/- each)	17,500,000	17,500,000		
4½% Cumulative Preference Capital (in shares of £1 each)	2,500,000	2,500,000		
	<u>£20,000,000</u>	<u>£20,000,000</u>		
<b>Issued Share Capital and Reserves</b>				
Ordinary Capital (fully paid)	15,319,478	15,319,478	15,319,478	15,319,478
<b>Capital Reserves</b>				
General—Note 4	2,780,304	2,771,945	7,095,552	6,564,579
Share Premiums	7,439,376	7,439,376	7,439,376	7,439,376
	<u>10,219,680</u>	<u>10,211,321</u>	<u>14,534,928</u>	<u>14,003,955</u>
<b>Revenue Reserves</b>				
Dealing Profits	124,444	77,758	124,444	77,758
Unappropriated Profit	380,829	357,286	744,044	693,641
	<u>505,273</u>	<u>435,044</u>	<u>868,488</u>	<u>771,399</u>
<i>Ordinary Capital and Reserves</i>	<u>26,044,431</u>	<u>25,965,843</u>	<u>30,722,894</u>	<u>30,094,832</u>
<b>Preference Capital</b> (fully paid)	<u>2,167,631</u>	<u>2,167,631</u>	<u>2,167,631</u>	<u>2,167,631</u>
	<u>28,212,062</u>	<u>28,133,474</u>	<u>32,890,525</u>	<u>32,262,463</u>
<b>Future Taxation</b>				
Taxation Equalisation Account (Overseas)	—	—	428,900	327,700
<b>Outside Interests in Subsidiary Companies</b>	—	—	2,290,954	1,210,929
<b>Loan Capital</b>				
4% First Mortgage Debenture Stock	3,014,899	3,076,334	3,014,899	3,076,334
5¼% First Mortgage Debenture Stock 1984/89	5,000,000	5,000,000	5,000,000	5,000,000
6¾% First Mortgage Debenture Stock 1997/2000—Note 6	4,000,000	1,000,000	4,000,000	1,000,000
Other Mortgages	931,310	935,000	7,126,534	5,972,011
Debenture Stocks and Bonds of Subsidiaries—Note 5	—	—	9,737,130	9,756,127
	<u>12,946,209</u>	<u>10,011,334</u>	<u>28,878,563</u>	<u>24,804,472</u>
<b>Subsidiary Companies</b>				
Advances (without security)	8,660,769	7,391,282	—	—
<b>Provision for Repairs, Renewals of Fixed Plant and Dilapidations</b>	<u>271,010</u>	<u>288,244</u>	<u>310,919</u>	<u>372,196</u>
<b>Current Liabilities</b>				
Loans from Bankers	335,384	—	1,684,460	672,732
Creditors and Accrued Charges	1,041,196	642,829	2,123,331	1,734,709
Current Taxation	557,413	744,513	1,504,050	1,603,992
Proposed Final Ordinary Dividend—Gross	1,148,961	675,015 (Net)	1,148,961	675,015 (Net)
	<u>3,082,954</u>	<u>2,062,357</u>	<u>6,460,802</u>	<u>4,686,448</u>
	<u>£53,173,004</u>	<u>£47,886,691</u>	<u>£71,260,663</u>	<u>£63,664,208</u>

The Notes appearing on page 11



M.E.P.C. LTD.		GROUP	
1966	1965	1966	1965
£	£	£	£
17,907,422	14,179,637	48,580,908	42,779,880
283	8,611,129	16,514,702	14,825,318
33	212,798	534,889	443,990
9,082,750	8,398,331	15,979,813	14,381,328
26,990,172	22,577,968	64,560,721	57,161,208
192,287	217,157	192,287	217,157
331,852	220,726	331,852	313,892
22,972	963	22,972	963
39,441	42,999	57,871	58,580
27,576,724	23,059,813	65,165,703	57,751,800
582	15,213,536		
13	4,923,059		
22,068,595	20,136,595		
66	4,095	3567	22,765
76	832,543	1,152,074	1,066,824
1,006,342	836,638	1,155,641	1,089,589
08	377,856	1,405,682	611,077
79	487,778	1,336,753	881,873
43	900,000	816,443	900,000
09	2,081,822	1,082,454	2,182,875
2,507,339	3,847,456	4,641,332	4,575,825
14,004	6,189	297,987	246,994
£53,173,004	£47,886,691	£71,260,663	£63,664,208



# METROPOLITAN ESTATE AND PROPERTY CORPORATION LIMITED

## Consolidated Revenue Account of the Company and Subsidiary Companies for the year ended 30th September, 1966

1965			1966
£	£		£
5,290,090		<b>Rents and Charges</b>	5,989,267
		<i>Less:</i>	
	291,600	Ground Rents on Leasehold Properties	295,410
	967,379	Property Outgoings, Management and Company Administration Expenses	1,112,580
1,258,979			1,407,990
4,031,111			4,581,277
261,740		Sundry Investment and other Income	419,703
4,292,851			5,000,980
		<i>Deduct:</i>	
		Directors' Remuneration:	
	8,250	Fees	10,750
	34,591	Emoluments of Executive Directors	26,821
	3,629	Pensions to former Directors	4,950
	46,470		42,521
	6,277	Auditors' Fees	7,677
	3,487	Debenture Trustees' Fees	3,339
	6,778	Registration Expenses	6,922
	7,859	Staff Pension Schemes	7,498
	9,279	Depreciation of Furniture and Fittings, Office Machinery and Motor Cars	10,942
80,150			78,899
4,212,701			4,922,081
		<b>Interest</b>	
	1,247,179	Debenture Stocks and Mortgages	1,489,645
	80,664	Bank Loans	142,447
	1,327,843		1,632,092
	165,500	<i>Less: Amount applicable to properties held for or in course of development</i>	131,296
1,162,343			1,500,796
3,050,358		<b>Net Revenue before charging Taxation and Amortisation</b>	3,421,285
93,142		Provision for Leasehold Amortisation	95,933
2,957,216			3,325,352
		<i>Deduct:</i>	
		Taxation on revenue for the year:	
	396,047	Profits Tax	222,758
	1,077,058	Income Tax	628,459
	16,376	Corporation Tax	633,972
	80,837	Transfer to Taxation Equalisation Account (Overseas)	88,100
	1,570,318		1,573,289
	16,338 Cr.	Adjustment in respect of previous years	6,824 Cr.
1,553,980			1,566,465
1,403,236		<b>Net Profit for the year</b>	1,758,887
		<i>Deduct:</i>	
	17,786	Profit on Dealing after Tax, transferred to Reserve	46,686
	126,804	Appropriated to Canadian Properties Reserve—Note 2	162,984
	79,053	Profit attributable to Outside Interests in Subsidiaries	92,135
223,643			301,805
1,179,593			1,457,082
		<b>Dividends paid or payable for the year—gross</b>	
	97,543	Preference	97,543
		<i>Ordinary:</i>	
	612,779 (4%)	Interim (4%) paid 24th June, 1966	612,779
	1,148,961 (7½%)	Proposed Final (7½%) payable 22nd December, 1966	1,148,961
	1,859,283		1,859,283
		<i>Less: Income Tax retained, or retainable by relief under S.85 Finance Act, 1965</i>	452,604
1,093,549			1,406,679
86,044		Balance brought forward from previous year	50,403
607,597			693,641
£693,641		<b>Balance carried to Consolidated Balance Sheet</b>	£744,044

*The Notes appearing on page 11 form an integral part of the Accounts.*



# Notes on the Accounts

## 1. The gross values of the Properties in the Balance Sheets are:

	M.E.P.C. Ltd. £	Group £
UNITED KINGDOM		
At Valuation by Messrs. Knight, Frank & Rutley, at 30.9.60 . . . . .	15,895,777	19,065,508
At Valuation by Directors of Town Investments Limited, at 30.9.59 . . . . .	—	8,832,301
At Valuation for mortgage purposes by Directors of Subsidiary Companies at 30.9.66 . . . . .	—	2,490,287
At Cost . . . . .	11,503,943	22,608,624
	<u>27,399,720</u>	<u>52,996,720</u>
OUTSIDE THE UNITED KINGDOM		
At Cost . . . . .	—	13,079,335
	<u>£27,399,720</u>	<u>£66,076,055</u>

## 2. Income Tax allowances for Industrial Buildings, etc., are included in Reserve for Depreciation of Freehold Properties. The movements on this Reserve have been:

	M.E.P.C. Ltd. £	Group £
Balance brought forward from previous year . . . . .	106,912	726,558
Transfer from Capital Reserve . . . . .	—	50,000
Income Tax Allowances received during the year . . . . .	41,103	43,186
Adjustment on sale of property . . . . .	—	—2,283
Appropriated out of Canadian profits . . . . .	—	162,984
	<u>£148,015</u>	<u>£980,445</u>

## 3. The freehold and leasehold properties of Town Investments Limited were revalued in 1959 and the unrealised surplus thereon incorporated in the Group Balance Sheet amounts to £1,833,169. Corporation Tax will become payable on any realised part of this surplus.

## 4. The movements on Capital Reserve General have been:

	M.E.P.C. Ltd. £	Group £
Balance brought forward from previous year . . . . .	2,771,945	6,564,579
Less: Capital issue expenses . . . . .	19,220	137,672
Transfer to Reserve for depreciation of Freehold Properties . . . . .	—	50,000
	<u>2,752,725</u>	<u>6,376,907</u>
Add: Surpluses on—		
Purchase of Debenture Stock for redemption . . . . .	19,750	19,750
Realisation of Properties and Sundry Credits . . . . .	7,829	277,609
Revaluation of Properties . . . . .	—	421,286
	<u>£2,780,304</u>	<u>£7,095,552</u>

## 5. Debenture Stocks and Bonds of Subsidiary Companies are:

	£
OUTSIDE THE UNITED KINGDOM	
6½% First Mortgage Sinking Fund Bonds 1982 . . . . .	958,333
5½% First Mortgage Sinking Fund Bonds 1983 . . . . .	1,148,297
6½% First Mortgage Sinking Fund Bonds 1983 . . . . .	212,500
	<u>2,319,130</u>
UNITED KINGDOM	
3½% Debenture Stock 1965/78 . . . . .	120,000
5½% First Mortgage Debenture Stock 1985/90 . . . . .	2,500,000
6½% First Mortgage Debenture Stock 1985/90 . . . . .	500,000
6% First Mortgage Debenture Stock 1987 . . . . .	1,250,000
First Mortgage Debenture 1992 . . . . .	3,048,000
	<u>£9,737,130</u>

## 6. The Prudential Assurance Company Limited have undertaken to subscribe for £12 million of 6½% First Mortgage Debenture Stock over the period ending July 1970 of which £4 million had been subscribed at 30th September, 1966. Stockholders will have the right to convert up to 10 per cent of the Stock issued into Ordinary Shares of M.E.P.C. Ltd. at 10/6d. per Share, the option to be exercisable in December in each of the years 1966 to 1970 inclusive.

## 7. The holders of the 6% First Mortgage Debenture Stock 1987 issued by a Subsidiary Company have the right to call for repayment of £300,000 of such Stock and to subscribe therewith for Ordinary Share Capital of M.E.P.C. Ltd. as follows:

1st January, 1967 and 1968 at 20s. per share.  
1st January, 1969, 1970 and 1971 at 25s. per share.

## 8. Share purchase warrants were issued on 30th June, 1966 to the subscribers of the 6% Cumulative Redeemable Preference Capital issued by M.E.P.C. Canadian Properties Limited, entitling the holders to purchase not later than 30th June, 1976, a total of 100,000 Common Shares at \$3.50 per share.

At 30th September, 1966 share purchase warrants were outstanding entitling the holders to purchase, not later than 1st August, 1976, 96,600 Common Shares in M.E.P.C. Canadian Properties Limited at \$3.50 per share.

Executives of M.E.P.C. Canadian Properties Limited have options to purchase 10,000 Common Shares at \$2.50 and 22,500 Common Shares at \$3.50 not later than 1st October, 1969.

The total interest of outside Shareholders in this subsidiary will be 35% approximately if the rights and options are exercised in full, compared with 31% at 30th September, 1966.

## 9. The Assets and Liabilities of the Canadian Subsidiary have been converted into Sterling at £1 = \$3.

## 10. Capital commitments amount to:

M.E.P.C. Ltd.	Group
£494,000	£2,578,000

There is also a conditional capital commitment of the Group amounting to £862,000.

## 11. In addition to commitments in (10) above M.E.P.C. Ltd. has undertaken to procure finance amounting to £1,390,000 for developments by Associated Companies, of which £932,500 has been provided out of the Company's own resources at 30th September, 1966.

## 12. The Holding Company has Contingent Liabilities of £949,498 in respect of Uncalled Capital investments in Subsidiary Companies.

# Auditors' Report

We have audited the books and records of Metropolitan Estate and Property Corporation Limited for the year ended 30th September, 1966, and have obtained all the information we required. Proper books of account have been kept. The accounts of the company on pages 8 to 10 agree with the books, and together with the group accounts and notes on page 11 comply with the Companies Act, 1948. Certain of the subsidiaries have been audited by other firms of accountants.

In our opinion these accounts give a true and fair view of the state of affairs of the company, and of the state of affairs and profit of the company and its subsidiaries regarded as a single undertaking.

THOMSON McLINTOCK & CO.

Chartered Accountants

33 King William Street  
London E.C.4  
29th November, 1966.



# Comparative Information 1957–1966

## GROUP BALANCE SHEET

(£000's)

## GROUP REVENUE ACCOUNT

(£000's)

	Properties (Gross)	Loan Capital	Preference Capital	Ordinary Capital	Reserves		Gross Revenue	Profit before Taxation	Taxation	Profit available for Ordinary Dividends and Reserves†	Ordinary Dividends
	£	£	£	£	£		£	£	£	£	£
1957	12,819†	3,946	1,525	2,505	4,813	1957	1,291	578	354	184	144
1958	16,675	6,824	1,525	2,683	6,015	1958	1,606	728	413	276	195
1959	18,644	7,239	1,525	4,025*	5,263	1959	1,712	862	424	398	308
1960	22,550	8,860	1,525	5,137	7,552	1960	2,157	1,168	586	540	425
1961	31,800‡	6,779	1,525	7,939	15,365	1961	2,561	1,548	799	696	629
1962	46,507	13,645	2,025	15,319**	13,805	1962	4,151	2,380	1,271	1,036	891
1963	50,368	15,001	2,025	15,319	13,943	1963	4,499	2,552	1,336	1,125	985
1964	55,349	21,122	2,168	15,319	13,860	1964	4,932	2,630	1,367	1,157	985
1965	58,332	24,804	2,168	15,319	14,775	1965	5,552	2,957	1,554	1,266	1,035
1966	66,076	28,879	2,168	15,319	15,401	1966	6,409	3,325	1,566	1,589	1,329

\*Bonus Issue of 1 for 2 required £1,341,000 Capital.

\*\*Bonus Issue of 1 for 2 required £3,969,377 Capital.

†Property Revaluation at 30-9-1955 adopted in Balance Sheet 30-9-1957 (Surplus £3,141,000).

‡Property Revaluation at 30-9-1960 adopted in Balance Sheet 30-9-1961 (Surplus £5,072,000).

†After deducting minority Interests and Preference Dividends.

## Analysis of Group Properties

The Properties owned by the Group according to the Consolidated Balance Sheet at 30th September, 1966 can be divided into the following main categories (at gross book values):

	Freehold £	Leasehold (over 50 years unexpired) £	Leasehold (less than 50 years unexpired) £	Total £	%
<b>UNITED KINGDOM</b>					
Offices . . . . .	10,620,749	6,446,116	1,766,865	18,833,730	28.5
Shops . . . . .	15,285,408	3,890,535	246,336	19,422,279	29.4
Commercial and Industrial . . . . .	10,051,972	2,031,850	220,275	12,304,097	18.6
Residential . . . . .	711,861	1,724,528	225	2,436,614	3.7
	36,669,990	14,093,029	2,233,701	52,996,720	80.2
<b>OUTSIDE THE UNITED KINGDOM</b>					
Offices . . . . .	5,663,631	101,631	—	5,765,262	8.7
Shops . . . . .	1,262,260	86,341	—	1,348,601	2.1
Commercial and Industrial . . . . .	5,965,472	—	—	5,965,472	9.0
	£49,561,353	£14,281,001	£2,233,701	£66,076,055	100%
Percentage of Total	75.0%	21.6%	3.4%	100%	



OFFICE AND  
INDUSTRIAL  
DEVELOPMENT  
CRAWLEY  
NEW TOWN  
SUSSEX



OFFICES AT 51-53 HATTON GARDEN, LONDON E.C.1  
*now being modernised and available for letting*

CAVRIDY HOUSE  
GUILDFORD, SURREY  
A RECENT  
OFFICE DEVELOPMENT





**M. E. P. C.  
CANADIAN  
PROPERTIES  
LIMITED**



THE DAVIE BUILDING, VANCOUVER

PITNEY-BOWES SHOWROOMS AND OFFICES, MONTREAL





# M.E.P.C. CANADIAN PROPERTIES LIMITED

## AND SUBSIDIARY COMPANIES

Summarised Balance Sheet—30th September, 1966

		Comparative 1965
	\$	\$
Fixed Assets—at cost	35,899,202	30,959,231
Less: Accumulated depreciation	1,905,765	1,408,856
	33,993,437	29,550,375
Loans and Advances		
Advanced to Associated Company	441,148	435,092
Current Assets		
Cash and Marketable Securities	2,486,323	119,835
Rent Receivable and Prepaid Expenses	211,654	128,048
	2,697,977	247,883
Deferred Charges	512,629	472,393
Total Assets	\$37,645,191	\$30,705,743
Current Liabilities		
Bank Overdraft	1,338,256	200,000
Accounts payable, etc.	1,505,691	716,319
	2,843,947	916,319
Deferred Income Taxes	500,000	500,000
	3,343,947	1,416,319
Loan Capital		
Mortgages and Notes Payable	20,033,101	17,833,090
Net Assets	\$14,268,143	\$11,456,334
Shareholders' Equity		
Represented by:		
3,774,180 Common Shares of no par value	9,741,179	9,741,179
Surplus	2,026,964	1,715,155
	11,768,143	11,456,334
100,000 6% Redeemable Preference Shares of \$25 each	2,500,000	—
	\$14,268,143	\$11,456,334

### Consolidated Statement of Profit and Loss for the year ended 30th September, 1966

Comparative 1965

	\$	\$
Rental Revenue	3,413,510	2,489,125
Less:		
Property Expenses (heating, lighting, repairs and maintenance, insurance, municipal taxes, etc.)	765,876	436,626
Net Rental Revenue	2,647,634	2,052,499
Less:		
General and Administrative Expenses	194,382	149,724
	2,453,252	1,902,775
Interest—General	1,137,522	832,550
Sundry Expenses less Sundry Income	40,477	—30,453
	1,177,999	802,097
	1,275,253	1,100,678
Depreciation—buildings	488,954	380,413
Net Operating Profit	\$786,299	\$720,265

### Consolidated Statement of Surplus for the year ended 30th September, 1966

Comparative 1965

	\$	\$
Surplus, 1st October, 1965	1,715,155	1,183,812
Add:		
Net operating profit	786,299	720,265
Surplus on sale of property	78,737	—
	865,036	720,265
	2,580,191	1,904,077
Less:		
Expenses of share issue	224,983	913
Dividends paid—Common Preference	301,944	188,009
	26,300	—
	553,227	188,922
Surplus, 30th September, 1966	\$2,026,964	\$1,715,155

The above has been summarised from the audited Consolidated Accounts of M.E.P.C. Canadian Properties Limited and its subsidiaries.



## M.E.P.C. (IRELAND) LTD

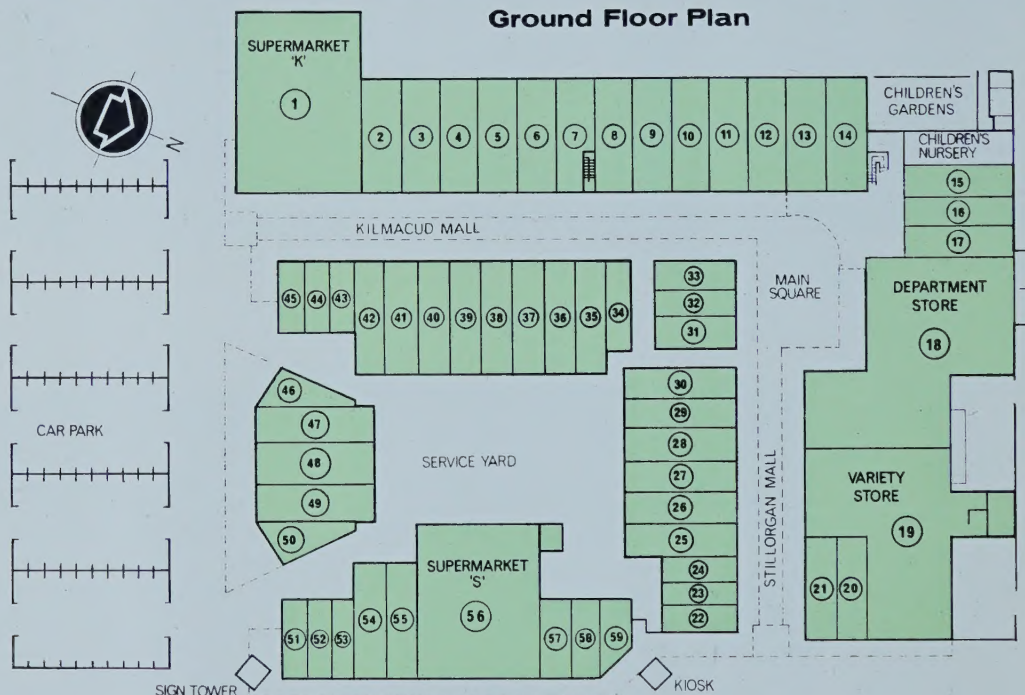
### STILLORGAN SHOPPING CENTRE

This Shopping Centre of 60 units, with parking space for 600 cars, is approximately six miles from the centre of Dublin. It is probably the most modern and advanced shopping complex in Europe, being located at the intersection of two main highways and at the hub of a growing population now in excess of 150,000. Already more than 70% of the space available for letting has been reserved by many of the most prominent traders in the Republic including a department store and two supermarkets.

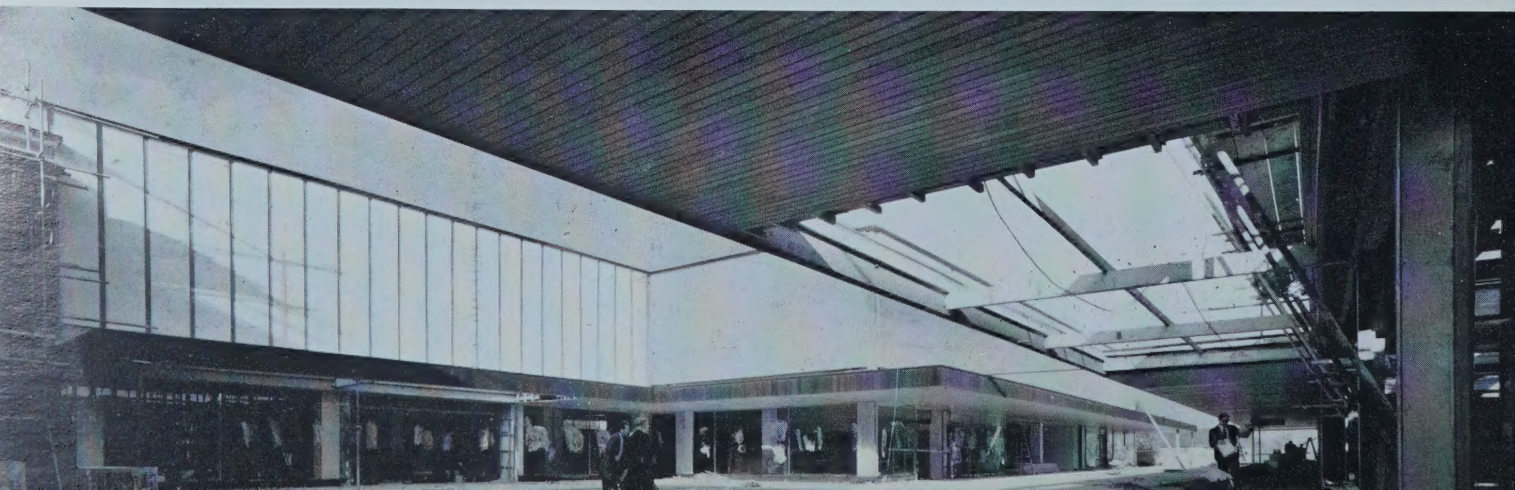
The Prime Minister of the Irish Republic will perform the opening ceremony at Stillorgan on December 1st of this year.



#### Ground Floor Plan



A view through a wide-angle lens of a part of the Central Square and Mall at the Stillorgan Shopping Centre during construction.





*The activities of Metropolitan Estate and Property Corporation Limited and its subsidiary and associated companies are entirely related to property investment and development.*

*The Management of properties and administration of subsidiary companies in the United Kingdom is carried out by the parent company.*

## PRINCIPAL SUBSIDIARY AND ASSOCIATED COMPANIES

### UNITED KINGDOM

#### *Wholly owned operating Subsidiaries:*

AVONDOWN PROPERTIES LIMITED  
 THE BLETCHLEY PROPERTY COMPANY LIMITED  
 COLUMBUS PROPERTIES LIMITED  
 ELOM PROPERTIES LIMITED  
 FINSBURY CIRCUS ESTATES LIMITED  
 FURLONG PROPERTIES LIMITED  
 HANTON HOLDINGS LIMITED  
 THE HOUSE AND LAND SYNDICATE LIMITED  
 THE JUNIOR PROPERTY AND INVESTMENT COMPANY, LIMITED  
 KINGPOST INVESTMENT COMPANY LIMITED  
 KINGSLEY INVESTMENT TRUST LIMITED  
 THE MANCHESTER COMMERCIAL BUILDINGS COMPANY LIMITED  
 M.E.P.C. (LIVERPOOL) LIMITED  
 METROPOLITAN COMMERCIAL PROPERTY INVESTMENTS LIMITED  
 ST. MARY'S ESTATE LIMITED  
 SURREY SHOP HOLDINGS LIMITED  
 TOWN INVESTMENTS LIMITED

#### *(Wholly owned subsidiaries:*

London Land & Property Company Limited  
 Twenty Albert Embankment Limited  
 Waddon Investments Limited)

#### *Subsidiary companies partly owned:*

M.E.P.C. (PENTYRCH) LIMITED . . . . .	95%
OXENFORD PROPERTIES LIMITED . . . . .	67%
PERCY STREET INVESTMENTS LIMITED . . . . .	67%
PROPERTY DEVELOPMENT CONSORTIUM LIMITED . . . . .	80%
THREADNEEDLE PROPERTY COMPANY LIMITED . . . . .	65%

#### *(Wholly owned subsidiary:*

Tudor Properties (Bramhall) Limited)

#### *Associated companies:*

CURRIE INVESTMENTS LIMITED . . . . .	25%
M.E.P.C. (GLASGOW) LIMITED . . . . .	50%
METROLAIN PROPERTIES LIMITED. . . . .	50%
TOWN HOLDINGS LIMITED . . . . .	50%

### OUTSIDE THE UNITED KINGDOM

M.E.P.C. CANADIAN PROPERTIES LTD, and subsidiaries

365 BAY STREET, TORONTO 1. (President: P. A. Anker, A.R.I.C.S.)  
 (M.E.P.C. LTD. owns 2,604,570 Common Shares of no par value  
 representing 69% of the total issued.)

M.E.P.C. (IRELAND) LIMITED, and subsidiaries . . . . . 90%

BECTIVE HOUSE, DAWSON STREET, DUBLIN 2  
 (Managing Director: A. Kennedy Kisch, M.A.)



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M · E · P · C

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